018.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	991,100 / 991,100
					USE VALUE:	991,100 / 991,100
					ASSESSED:	991,100 / 991,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYNCH THOMAS F & DENISE M
Owner 2:	
Owner 3:	
Street 1:	70 COLONIAL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2271 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	488,800		502,300	991,100
Total Card	0.131	488,800		502,300	991,100
Total Parcel	0.131	488,800		502,300	991,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.42 /Parcel: 436.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13381

GIS Ref

GIS Ref

Insp Date 10/27/17

!1586!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	488,800	0	5,700.	502,300	991,100		Year end	12/23/2021
2021	101	FV	474,800	0	5,700.	502,300	977,100		Year End Roll	12/10/2020
2020	101	FV	474,800	0	5,700.	502,400	977,200	977,200	Year End Roll	12/18/2019
2019	101	FV	316,300	0	5,700.	650,100	966,400	966,400	Year End Roll	1/3/2019
2018	101	FV	291,100	0	5,700.	413,700	704,800	704,800	Year End Roll	12/20/2017
2017	101	FV	291,100	0	5,700.	378,200	669,300	669,300	Year End Roll	1/3/2017
2016	101	FV	291,100	0	5,700.	307,300	598,400	598,400	Year End	1/4/2016
2015	101	FV	284,300	0	5,700.	307,300	591,600	591,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:13:54

LAST REV

Date	Time
08/19/19	12:30:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1586

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH PAUL S	1103-199		11/24/1992		190,000	No	No	Y	

USER DEFINED

Prior Id # 1:	13381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2016	386	Redo Kit	25,000					kitchen remod
9/29/2015	1441	Porch	5,800		9/29/2015			Repalce back slide
4/16/1997	176		50,000					2ND FLOOR+FAM/ROOM
4/15/1997	163		5,000					RENOVATIONS

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	TTL REFUSAL	BS	Barbara S
5/5/2009	Measured	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
7/2/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	502,349	Spl Credit		Total:	502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11235130
Const Adj.:	0.99989998
Adj $ / SQ:	144.591
Other Features:	117047
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547947
Depreciation:	59178
Depreciated Total:	488769

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

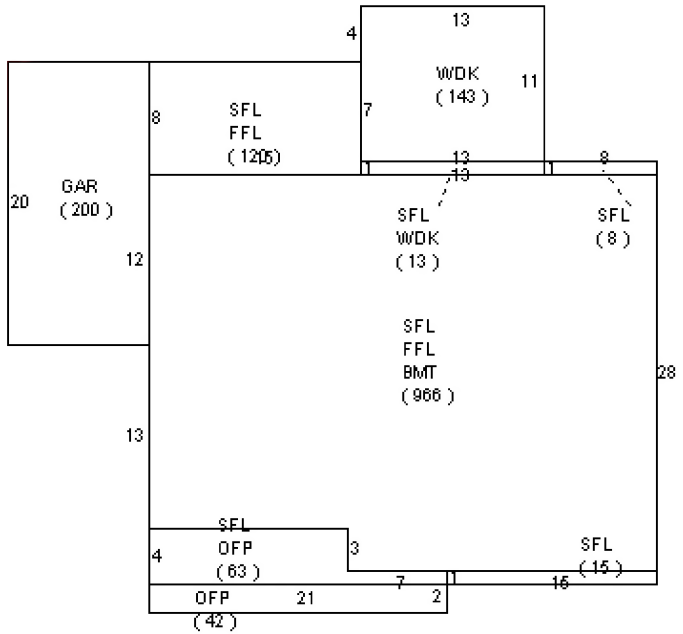
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.05
Special Features:	0	Val/Su Net:	132.18
Final Total:	488800	Val/Su SzAd	215.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,185	144.590	171,341
FFL	First Floor	1,086	144.590	157,026
BMT	Basement	966	43.380	41,903
GAR	Garage	200	27.500	5,499
WDK	Deck	156	12.410	1,936
OFP	Open Porch	105	32.210	3,382

Net Sketched Area:	3,698	Total:	381,087
Size Ad	2271	Gross Area	3698	FinArea	2271
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	